# Rural Cities

# CITY OF CARNATION

## RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Carnation issued permits for 1 unit of new single-family development, with a density of 0.7 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 2.6 dus per net acre in the one plat recorded during this period. The city also issued no permits for new multifamily units. Compared with the previous five-years, 2001-2005 saw a decline in residential development. Overall, the city's housing stock gained 1 net new unit, accommodating less than 1% of Carnation's 2001-2022 growth target of 246 households, and leaving a target of 245 households for the remainder of the planning period. The very low volume of residential activity 2001-2005 was due to the lack of sewerage in the city. Sewers are coming on line first quarter of 2008.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	1.3		0.1		1.2	3	2.6
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	1.3	0.0	0.1	0.0	1.2	3	2.6

Single-Family Permit	s Issued						
0 - 3 du/acre							
3 - 5 du/acre					1.5	1	0.7
5 - 7 du/acre		Not Ap	plicable				
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	1.5	1	0.7

Multifamily Permits Is	ssued						
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

Development Activity.	7. 1990-2000 VS 2001-2005					
SF Plats	1996-2000	2001-2005				
Net Acres	37.6	1.2				
Lots	81	3				
Lots/Acre	2.2	2.6				
SF Permits						
Net Acres	37.7	1.5				
Units	81	1				
Units/Acre	2.1	0.7				
MF Permits						
Net Acres		0.0				
Units		0				
Units/Acre	n/a	n/a				

Housing Units: 2001-2005	
New SF Units Permitted	1
Replacement SF Units Permitted	1
SF Units Demolished	(1)
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	1
Net Households (2001-2005)	1
Household Growth Target (2001-2022)	246
Remaining Target (2006-2022)	245

In 2006, the City of Carnation had 50 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 23 acres of land suitable for development remained with capacity for 138 housing units under current zoning. The city also contained 27 gross acres of redevelopable land, 21.5 acres of which was developable with capacity for 218 units. Within the city limits, capacity for an additional 74 units was identified in projects in the development pipeline. Outside the city limits, but within Carnation's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 369 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) \*Does not include units in pipeline or in UGA--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	29.1	10.0	18%	18%	15%	10.5	3.6	n/a	38
5 - 7 du/acre	17.2	0.0	18%	18%	15%	9.5	5.7	n/a	54
7 - 9 du/acre	1.8	0.0	0%	0%	15%	1.6	0.0	n/a	14
Vacant Sub-Total: SF Zones	48.1	10.0	n/a	n/a	n/a	21.6	n/a	n/a	106
9 - 13 du/acre									
13 - 19 du/acre	2.1	0.0	0%	0%	15%	1.8	18.0	n/a	33
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre	-				·				
Vacant Sub-Total: MF/MU Zones	2.1	0.0	n/a	n/a	n/a	1.8	n/a	n/a	33
Vacant Total	50.2	10.0	n/a	n/a	n/a	23.4	n/a	n/a	138

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre	11.4	0.0	0%	0%	20%	9.1	0.0	34	39
Redev. Sub-Total: SF Zones	11.4	0.0	n/a	n/a	n/a	9.1	n/a	34	39
9 - 13 du/acre									
13 - 19 du/acre	15.4	0.0	0%	0%	20%	12.3	18.0	43	179
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	15.4	0.0	n/a	n/a	n/a	12.3	n/a	43	179
Redevelopable Total	26.8	0.0	n/a	n/a	n/a	21.5	n/a	77	218

Overall housing capacity for 2006 provided by the City of Carnation, including potential development on vacant and redevelopable lands within city limits, major projects in the pipeline, and future capacity in the city's UGA, totaled 799 units. These units could accommodate an estimated 777 households, 532 more than necessary to attain the household growth target of 245 for the remainder of the planning period (2006-2022). The capacity analysis for the 2007 Buildable Lands analysis reflects the operation of a new public sewer system coming on line in 2008.

#### Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	145
Single-Family Capacity in Pipeline	74
Multifamily Zones	63
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	148
Mixed-Use Capacity in Pipeline	0
Estimated Capacity of UGA	369
Total Capacity (units)	799
Total Capacity (households)	777
Remaining Household Target (2006-2022)	245
Surplus/Deficit Capacity	532

## **NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Carnation issued permits for over 28,000 sq. ft. of new commercial development on 1.1 net acres of developable land. The city also issued no permits for new buildings in industrial zones. Compared with the previous five-years, 2001-2005 saw a increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.13 to 0.59. During this same period, Carnation experienced an estimated net gain of 273 jobs, attaining the city's entire 2001-2022 growth target of 75 jobs in 5 years. The very low volume of commercial development activity 2001-2005 was due to the lack of sewerage in the city. Sewers are coming on line first quarter of 2008.

#### Development Activity: 1996-2000 vs 2001-2005

1996-2000	2001-2005
0.2	1.1
850	28,204
0.13	0.59
1.1	0.0
15,000	0
0.32	n/a
	0.2 850 0.13 1.1 15,000

**Employment Change vs Job Growth Target** 

Covered Employment in 2000 (est.)	600
Covered Employment in 2006 (est.)	873
Net New Jobs (2000-2006)	273
Job Growth Target (2001-2022)	75
Remaining Target (2006-2022)	0

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	1.2	0.0	0.0	0.1	1.1	48,079	28,204	0.59
Industrial								
Non-Residential Total	1.2	0.0	0.0	0.1	1.1	48,079	28,204	0.59

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	16.3	0.0	0%	0%	15%	13.8
Mixed-Use Zones	3.2	0.0	0%	0%	15%	2.7
Industrial Zones	1.5	0.0	0%	0%	15%	1.3
Vacant Total	20.9	0.0	n/a	n/a	n/a	17.8

Redevelopable Land						
Commercial Zones	0.4	0.0	0%	0%	20%	0.3
Mixed-Use Zones	6.5	0.0	0%	0%	20%	5.2
Industrial Zones	7.1	0.0	0%	0%	20%	5.7
Redevelopable Total	14.0	0.0	n/a	n/a	n/a	11.2

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/ Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	602,586	0.32-0.80	n/a	197,507	400-650	311
Mixed-Use Zones	116,829	0.59	n/a	68,534	400	171
Industrial Zones	56,119	0.32	n/a	17,958	1000	18
Vacant Total	775,535	n/a	n/a	284,000	n/a	501

Redevelopable Land						
Commercial Zones	13,784	0.8	915	10,112	400	25
Mixed-Use Zones	225,578	0.59	0	132,328	400	331
Industrial Zones	248,350	0.32	0	79,472	1000	79
Redevelopable Total	487,713	n/a	915	221,913	n/a	436

In 2006, the City of Carnation had 21 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 18 acres of land suitable for development remained with capacity for 501 jobs under current zoning. The city also contained 14 gross acres of redevelopable land, 11 net acres of which was developable with capacity for 436 jobs. Outside the city limits, but within Carnation's UGA, employment capacity of vacant and redevelopable parcels was estimated at 637 jobs under city land use designations anticipated upon annexation. Overall capacity in Carnation and UGA was for 1,573 jobs, all of which is surplus above and beyond the city's job target. The capacity analysis for the 2007 Buildable Lands analysis reflects the operation of a new public sewer system coming on line in 2008.

Capacity (jobs)	
Commercial Zones	337
Mixed-Use Zones	502
Industrial Zones	97
Estimated Capacity in UGA	637
Total Job Capacity	1,573
Remaining Job Target (2006-2022)	0
Surplus/Deficit Capacity	1,573

## CITY OF DUVALL

## RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Duvall issued permits for 326 units of new single-family development, with an overall density of 5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.7 dus per net acre. The city also issued permits for 86 multifamily units, with an overall density of 20 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development along with an increase in the allowed as well as actual density of single-family development. Overall, the city's housing stock gained 399 net new units, accommodating 37% of Duvall's 2001-2022 growth target of 1,037 households, and leaving a target of 649 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical ROWs Areas (acres)		Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)	
Plats Recorded								
0 - 3 du/acre	81.2	15.4	9.7	4.3	51.8	220	4.2	
3 - 5 du/acre	2.8	0.7	0.4	0.0	1.7	10	5.9	
5 - 7 du/acre								
7 - 9 du/acre	6.3	0.0	1.3	0.1	4.9	47	9.7	
> 9 du/acre								
Plats Total	90.3	16.2	11.4	4.4	58.4	277	4.7	

Single-Family Permit	s Issued						
0 - 3 du/acre					56.8	233	4.1
3 - 5 du/acre				1.2	6	5.1	
5 - 7 du/acre		Not Ap	plicable	0.1	1	9.1	
7 - 9 du/acre					5.5	61	11.1
> 9 du/acre					1.7	25	15.0
SF Pmts Total	n/a	n/a	n/a	n/a	65.2	326	5.0

Multifamily Permits Is	ssued						
< 9 du/acre							
9 - 13 du/acre	5.3	0.4	0.6	0.0	4.3	86	20.0
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	5.3	0.4	0.6	0.0	4.3	86	20.0

Development Activity: 1996-2000 vs 2001-2005

Development Activity: 1996-2000 vs 2001-2005								
SF Plats	1996-2000	2001-2005						
Net Acres	101.2	58.4						
Lots	416	277						
Lots/Acre	4.1	4.7						
SF Permits								
Net Acres	248.7	65.2						
Units	449	326						
Units/Acre	1.8	5.0						
MF Permits								
Net Acres	0.0	4.3						
Units	0	86						
Units/Acre	n/a	20.0						

Housing Units: 2001-2005	
New SF Units Permitted	326
Replacement SF Units Permitted	0
SF Units Demolished	(13)
MF Units Permitted	86
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	399
Net Households (2001-2005)	388
Household Growth Target (2001-2022)	1,037
Remaining Target (2006-2022)	649

In 2006, the City of Duvall had 88 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 52 acres of land suitable for development remained with capacity for 534 housing units under current zoning. The city also contained 156 gross acres of redevelopable land, 96 acres of which was developable with capacity for 703 units. Outside the city limits, but within Duvall's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 1,417 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) \*Does not include capacity in UGA--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	45.2	6.2	15%	6%	15%	26.2	4-5.9	n/a	108
5 - 7 du/acre	6.9	0.0	15%	6%	15%	4.7	7	n/a	33
7 - 9 du/acre	5.8	1.0	15%	6%	15%	3.2	9.7	n/a	31
Vacant Sub-Total: SF Zones	57.9	7.2	n/a	n/a	n/a	34.1	n/a	n/a	172
9 - 13 du/acre	27.6	6.0	5%	5%	15%	16.5	20.0	n/a	330
13 - 19 du/acre									
19 - 31 du/acre	2.2	0.0	5%	5%	15%	1.7	16.0	n/a	32
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	29.8	6.0	n/a	n/a	n/a	18.2	n/a	n/a	362
Vacant Total	87.8	13.2	n/a	n/a	n/a	52.3	n/a	n/a	534

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	86.4	4.8	15%	6%	20%	51.6	4-5.9	45	196
5 - 7 du/acre	32.1	0.1	15%	6%	20%	20.2	7	7	134
7 - 9 du/acre	12.9	2.6	15%	6%	20%	6.5	9.7	6	57
Redev. Sub-Total: SF Zones	131.4	7.5	n/a	n/a	n/a	78.3	n/a	58	387
9 - 13 du/acre	22.9	0.0	5%	5%	20%	16.5	14.9-20	10	301
13 - 19 du/acre									
19 - 31 du/acre	1.3	0.0	5%	5%	20%	1.0	16-20	1	15
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	24.2	0.0	n/a	n/a	n/a	17.4	n/a	11	316
Redevelopable Total	155.6	7.5	n/a	n/a	n/a	95.7	n/a	68	703

Overall housing capacity for 2006 provided by the City of Duvall including potential development on vacant and redevelopable lands and potential housing capacity in the UGA, totaled 2,654 units. These units could accommodate an estimated 2,580 households, 1,932 more than would be sufficient to accommodate the household growth target of 649 for the remainder of the planning period (2006-2022).

#### Capacity (2006) vs Household Growth Target (2006-2022)

559
0
0
51
0
627
1,417
2,654
2,580
649
1,932

## **NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Duvall issued permits for about 209,000 sq. ft. of new commercial development on 20 net acres of developable land. The city also issued permits for about 4,000 sq. ft. of new space on 0.7 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a significant increase in the amount of commercial development. During this same period, Duvall experienced an estimated net gain of 59 jobs, attaining 5% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 1,066 for the remainder of the planning period (2006-2022).

#### Development Activity: 1996-2000 vs 2001-2005

1996-2000	2001-2005
6.4	20.4
49,801	209,327
0.18	0.24
0.0	0.7
0	4,194
n/a	0.14
	6.4 49,801 0.18

**Employment Change vs Job Growth Target** 

Covered Employment in 2000 (est.)	957
Covered Employment in 2006 (est.)	1,016
Net New Jobs (2000-2006)	59
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	1,066

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	22.6	0.3	1.7	0.2	20.4	887,359	209,327	0.24
Industrial	0.7	0.0	0.0	0.0	0.7	29,621	4,194	0.14
Non-Residential Total	23.3	0.3	1.7	0.2	21.1	916,980	213,521	0.23

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	33.1	4.4	8%	1%	15%	22.2
Mixed-Use Zones	9.9	2.0	5%	5%	15%	6.1
Industrial Zones						
Vacant Total	43.1	6.4	n/a	n/a	n/a	28.2

Redevelopable Land						
Commercial Zones	8.6	1.5	8%	1%	20%	5.1
Mixed-Use Zones	6.5	0.0	5%	5%	20%	4.6
Industrial Zones	1.0	0.1	1%	1%	20%	0.7
Redevelopable Total	16.0	1.7	n/a	n/a	n/a	10.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/ Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	966,190	.2225	n/a	212,160	500	424
Mixed-Use Zones	264,265	1	n/a	264,265	500	529
Industrial Zones						
Vacant Total	1,230,455	n/a	n/a	476,425	n/a	953

Redevelopable Land						
Commercial Zones	223,111	.2225	0	49,200	500	98
Mixed-Use Zones	202,431	1	7,494	194,936	500	390
Industrial Zones	29,287	0.25	1,229	6,093	800	8
Redevelopable Total	454,828	n/a	8,723	250,229	n/a	496

In 2006, the City of Duvall had 43 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 28 acres of land suitable for development remained with capacity for 953 jobs under current zoning. The city also contained 16 gross acres of redevelopable land, 10 net acres of which was developable with capacity for 496 jobs. Outside the city limits, but within Duvall's UGA, employment capacity of vacant and redevelopable parcels was estimated at 149 jobs under city land use designations anticipated upon annexation. Overall capacity in Duvall and its UGA was for 1,598 jobs, 532 more than would be sufficient to accommodate the city's growth target of 1,066 jobs for the remainder of the planning period (2006-2022).

Capacity (jobs)	
Commercial Zones	523
Mixed-Use Zones	918
Industrial Zones	8
Estimated Capacity in UGA	149
Total Job Capacity	1,598
Remaining Job Target (2006-2022)	1,066
Surplus/Deficit Capacity	532

## CITY OF ENUMCLAW

## RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Enumclaw issued permits for 75 units of new single-family development, with an overall density of 4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.2 dus per net acre. The city also issued permits for 69 multifamily units, with an overall density of 13 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development and an increase in multifamily development. Overall, the city's housing stock gained 154 net new units, accommodating 8% of Enumclaw's 2001-2022 growth target of 1,927 households, and leaving a target of 1,779 households for the remainder of the planning period. Low development totals are due to ongoing moratoria status due to infrastructure deficits.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	3.4	0.0	0.5	0.0	2.9	12	4.2
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	3.4	0.0	0.5	0.0	2.9	12	4.2

Single-Family Permi	ts Issued						
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre		Not Ap	plicable	18.0	70	3.9	
7 - 9 du/acre							
> 9 du/acre					0.8	5	6.6
SF Pmts Total	n/a	n/a	n/a	n/a	18.7	75	4.0

Multifamily Permits Is	sued						
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre	0.9	0.0	0.0	0.0	0.9	12	13.2
19 - 31 du/acre	5.3	0.1	0.2	0.7	4.4	57	13.1
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	6.2	0.1	0.2	0.7	5.3	69	13.1

Development Activity: 1996-2000 vs 2001-2005

Development Activity: 1990-2000 vs 2001-2005						
SF Plats	1996-2000	2001-2005				
Net Acres	28.0	2.9				
Lots	102	12				
Lots/Acre	3.6	4.2				
SF Permits						
Net Acres	31.5	18.7				
Units	121	75				
Units/Acre	3.8	4.0				
MF Permits						
Net Acres	0.0	5.3				
Units	0	69				
Units/Acre	n/a	13.1				

Housing Units: 2001-2005	
New SF Units Permitted	75
Replacement SF Units Permitted	0
SF Units Demolished	(10)
MF Units Permitted	69
MF Units Demolished	0
Other New Units Permitted	20
Net Units (2001-2005)	154
Net Households (2001-2005)	148
Household Growth Target (2001-2022)	1,927
Remaining Target (2006-2022)	1,779

In 2006, the City of Enumclaw had 274 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 140 acres of land suitable for development remained with capacity for 999 housing units under current zoning. The city also contained 185 gross acres of redevelopable land, 95 acres of which was developable with capacity for 427 units. Outside the city limits, but within Enumclaw's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 1,807 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) \*Does not include units in UGA or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	4.2	1.9	15%	15%	10%	1.4	2.0	n/a	3
3 - 5 du/acre									
5 - 7 du/acre	231.7	43.7	15%	15%	10%	118.4	4.2-8	n/a	765
7 - 9 du/acre	13.1	2.9	5%	5%	10%	8.2	7.0	n/a	58
Vacant Sub-Total: SF Zones	249.0	48.5	n/a	n/a	n/a	128.1	n/a	n/a	826
9 - 13 du/acre									
13 - 19 du/acre	9.4	7.3	5%	5%	10%	1.7	11.4	n/a	19
19 - 31 du/acre	15.6	3.2	3%-5%	2%-5%	10%	10.1	13-30	n/a	144
31 - 48 du/acre	0.1	0.0	3%	2%	10%	0.1	30.0	n/a	3
Other	0.3	0.0	3%	2%	10%	0.2	30.0	n/a	7
Vacant Sub-Total: MF/MU Zones	25.4	10.5	n/a	n/a	n/a	12.1	n/a	n/a	173
Vacant Total	274.3	59.0	n/a	n/a	n/a	140.2	n/a	n/a	999

Redevelopable Land									
0 - 3 du/acre	10.7	0.9	15%	15%	20%	5.5	2.0	2	9
3 - 5 du/acre									
5 - 7 du/acre	152.6	19.4	15%	15%	20%	74.6	4.2	82	228
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	163.4	20.3	n/a	n/a	n/a	80.1	n/a	85	237
9 - 13 du/acre									
13 - 19 du/acre	7.8	0.2	5%	5%	20%	5.5	11.4	10	52
19 - 31 du/acre	13.3	1.3	3%-5%	2%-5%	20%	8.7	13-30	8	124
31 - 48 du/acre	0.3	0.0	3%	2%	20%	0.2	30.0	0	6
Other	0.4	0.0	3%	2%	20%	0.3	30.0	0	8
Redev. Sub-Total: MF/MU Zones	21.7	1.5	n/a	n/a	n/a	14.6	n/a	18	190
Redevelopable Total	185.1	21.8	n/a	n/a	n/a	94.7	n/a	103	427

Overall housing capacity for 2006 provided by the City of Enumclaw, including potential development on vacant and redevelopable lands within city limites, accessory dwelling units, and future capacity in the city's UGA, totaled 3,249 units. These units could accommodate an estimated 3,173 households, 1,394 more than necessary to attain the household growth target of 1,779 for the remainder of the planning period (2006-2022). The capacity analysis for the 2007 Buildable Lands report assumes the ending of development moratoria on new residential platting that is anticipated with expanded wastewater treatment capacity coming on line in 2008.

#### Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (2000) vs mousehold Crowth ranger	<u> </u>
Capacity (units)	
Single-Family Zones	1,063
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	17
Multifamily Zones	284
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	78
Estimated Capacity in UGA	1,807
Total Capacity (units)	3,249
Total Capacity (households)	3,173
Remaining Household Target (2006-2022)	1,779
Surplus/Deficit Capacity	1,394

## **NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Enumclaw issued permits for over 58,000 sq. ft. of new commercial development on nearly 6 net acres of developable land. The city also issued permits for about 66,000 sq. ft. of new buildings on 5 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development along with an increase in industrial activity. During this same period, Enumclaw experienced an estimated net gain of 248 jobs, attaining 22% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 877 for the remainder of the planning period (2006-2022).

#### Development Activity: 1996-2000 vs 2001-2005

1996-2000	2001-2005
12.7	5.8
151,747	58,603
0.28	0.23
2.9	4.9
36,601	66,416
0.29	0.31
	12.7 151,747 0.28 2.9 36,601

**Employment Change vs Job Growth Target** 

Covered Employment in 2000 (est.)	4,183
Covered Employment in 2006 (est.)	4,431
Net New Jobs (2000-2006)	248
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	877

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	6.1	0.0	0.3	0.0	5.8	251,176	58,603	0.23
Industrial	5.5	0.0	0.0	0.6	4.9	211,266	66,416	0.31
Non-Residential Total	11.6	0.0	0.3	0.7	10.6	462,442	125,019	0.27

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones	21.7	1.6	3%	2%	10%	17.2
Industrial Zones	95.3	26.3	2%	3%	15%	55.8
Vacant Total	117.0	27.8	n/a	n/a	n/a	73.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	33.3	1.2	3%	2%	20%	24.3
Industrial Zones	7.2	0.0	2%	3%	20%	5.5
Redevelopable Total	40.5	1.2	n/a	n/a	n/a	29.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/ Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones	750,105	0.20-0.75	n/a	175,754	400-550	349
Industrial Zones	2,428,809	0.31	n/a	752,931	700	1,076
Vacant Total	3,178,914	n/a	n/a	928,685	n/a	1,425

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	1,060,669	0.20-0.75	103,119	143,870	400-600	274
Industrial Zones	237,982	0.31	8,998	64,776	700	93
Redevelopable Total	1,298,651	n/a	112,118	208,646	n/a	366

In 2006, the City of Enumclaw had 117 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 73 acres of land suitable for development remained with capacity for 1,425 jobs under current zoning. The city also contained 40.5 gross acres of redevelopable land, 30 net acres of which was developable with capacity for 366 jobs. All of Enumclaw's commercial capacity was located in mixed-use zones. Eighty percent of the city's employment capacity was on vacant land. No additional employment capacity is projected in the city's UGA. Overall capacity in Enumclaw was for 1,791 jobs, 914 more than necessary to attain the job growth target of 877 for the remainder of the planning period (2006-2022).

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	623
Industrial Zones	1,168
Job Capacity in Pipeline	0
Total Job Capacity	1,791
Remaining Job Target (2006-2022)	877
Surplus/Deficit Capacity	914

# CITY OF NORTH BEND

# RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of North Bend issued permits for 15 units of new single-family development, with an overall density of 4.4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 3.1 dus per net acre. Compared with the previous five-years, 2001-2005 saw a significant decline in the amount of residential development. Overall, the city's housing stock gained 1 net new unit, leaving a target of 635 households for the remainder of the planning period. The small amount of development activity in North Bend is due to a water moratorium that was in place for the entire five-year review period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	2.9	0.5	0.5	0.0	1.9	6	3.1
7 - 9 du/acre							
> 9 du/acre							
Plats Total	2.9	0.5	0.5	0.0	1.9	6	3.1

Single-Family Permi	ts Issued						
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre		Not Ap	plicable		3.4	15	4.4
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	3.4	15	4.4

<b>Multifamily Permits Iss</b>	sued						
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

2010/0pmont/10d/1/ty: 1000 2000 10 2001 2000								
SF Plats	1996-2000	2001-2005						
Net Acres	4.4	1.9						
Lots	16	6						
Lots/Acre	3.7	3.1						
SF Permits								
Net Acres	69.0	3.4						
Units	287	15						
Units/Acre	4.2	4.4						
MF Permits								
Net Acres	9.0	0.0						
Units	233	0						
Units/Acre	26.0	n/a						

Housing Units: 2001-2005	
New SF Units Permitted	15
Replacement SF Units Permitted	0
SF Units Demolished	(7)
MF Units Permitted	0
MF Units Demolished	(16)
Other New Units Permitted	9
Net Units (2001-2005)	1
Net Households (2001-2005)	1
Household Growth Target (2001-2022)	636
Remaining Target (2006-2022)	635

In 2006, the City of North Bend had 131 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 62 acres of land suitable for development remained with capacity for 315 housing units under current zoning. The city also contained 123 gross acres of redevelopable land, 56 acres of which was developable with capacity for 131 units. Outside the city limits, but within North Bend's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels is estimated at 1,161 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) \*Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	99.1	14.9	15%	15%	15%	50.1	4	n/a	200
7 - 9 du/acre	15.8	0.6	15%	15%	15%	9.1	8.0	n/a	73
Vacant Sub-Total: SF Zones	114.9	15.4	n/a	n/a	n/a	59.2	n/a	n/a	273
9 - 13 du/acre	0.5	0.1	10%	10%	15%	0.3	12.0	n/a	4
13 - 19 du/acre	15.4	11.8	10%	10%	15%	2.4	16.0	n/a	39
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	15.9	11.9	n/a	n/a	n/a	2.7	n/a	n/a	42
Vacant Total	130.8	27.4	n/a	n/a	n/a	61.9	n/a	n/a	315

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	108.8	21.3	15%	15%	20%	49.0	4	72	124
7 - 9 du/acre	2.4	1.6	15%	15%	20%	0.5	8.0	1	3
Redev. Sub-Total: SF Zones	111.2	22.9	n/a	n/a	n/a	49.5	n/a	73	127
9 - 13 du/acre	3.2	0.0	10%	10%	20%	2.0	12.0	13	12
13 - 19 du/acre	9.1	2.2	10%	10%	20%	4.4	16.0	78	-7
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	12.3	2.2	n/a	n/a	n/a	6.4	n/a	90	5
Redevelopable Total	123.5	25.1	n/a	n/a	n/a	55.9	n/a	163	131

Overall housing capacity for 2006 provided by the City of North Bend, including potential development on vacant and redevelopable lands within city limits, and future capacity in the city's UGA, totaled 1,598 units. These units could accommodate an estimated 1,565 households, 930 more than necessary to attain the household growth target of 635 for the remainder of the planning period (2006-2022). The capacity estimate for North Bend assumes that the water moratorium will be lifted in the near future, well before the end of the twenty-year planning period.

#### Capacity (2006) vs Household Growth Target (2006-2022)

	1/
Capacity (units)	
Single-Family Zones	400
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	16
Multifamily Zones	15
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	6
Estimated Capacity in UGA	1,161
Total Capacity (units)	1,598
Total Capacity (households)	1,565
Remaining Household Target (2006-2022)	635
Surplus/Deficit Capacity	930

## **NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of North Bend issued permits for about 60,000 sq. ft. of new commercial development on 7.2 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in commercial development. During this same period, North Bend experienced an estimated net gain of 511 jobs, attaining 45% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 614 for the remainder of the planning period (2006-2022).

## Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	10.8	7.2
Floor Area (s.f.)	136,259	59,782
Floor Area Ratio (FAR)	0.29	0.19
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

**Employment Change vs Job Growth Target** 

Covered Employment in 2000 (est.)	1,912
Covered Employment in 2006 (est.)	2,423
Net New Jobs (2000-2006)	511
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	614

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	21.2	14.0	0.0	0.0	7.2	312,499	59,782	0.19
Industrial								
Non-Residential Total	21.2	14.0	0.0	0.0	7.2	312,499	59,782	0.19

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	28.2	14.4	10%	10%	15%	9.4
Mixed-Use Zones	46.2	35.5	10%	10%	15%	7.3
Industrial Zones	165.9	48.8	10%	10%	15%	79.7
Vacant Total	240.3	98.6	n/a	n/a	n/a	96.3

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	27.4	6.7	10%	10%	20%	13.2
Industrial Zones	39.9	21.8	10%	10%	20%	11.6
Redevelopable Total	67.3	28.5	n/a	n/a	n/a	24.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/ Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	408,500	0.35	n/a	142,975	400	357
Mixed-Use Zones	317,439	0.30-1.00	n/a	145,725	500-550	278
Industrial Zones	3,470,669	0.4	n/a	1,388,268	700	1,983
Vacant Total	4,196,608	n/a	n/a	1,676,968	n/a	2,619

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	575,870	0.30-1.00	0	439,066	500-550	867
Industrial Zones	504,264	0.4	0	201,706	700	288
Redevelopable Total	1,080,135	n/a	0	640,772	n/a	1,156

In 2006, the City of North Bend had 240 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 96 acres of land suitable for development remained with capacity for 2,619 jobs under current zoning. The city also contained 67 gross acres of redevelopable land, 25 net acres of which was developable with capacity for 1,156 jobs. Capacity for an additional 3,962 jobs was identified outside the city limits, but within North Bend's Urban Growth Area (UGA) under city land use designations anticipated upon annexation. Capacity for 25 jobs was identified in projects in the development pipeline. Overall capacity in North Bend and UGA was for 7,761 jobs, 7,147 more than necessary to attain the job growth target of 614 for the remainder of the planning period (2006-2022).

Capacity (jobs)	
Commercial Zones	357
Mixed-Use Zones	1,146
Industrial Zones	2,271
Capactiy in Pipeline and UGA	3,987
Total Job Capacity	7,761
Remaining Job Target (2006-2022)	614
Surplus/Deficit Capacity	7,147

# TOWN OF SKYKOMISH

# **RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the Town of Skykomish issued permits for 2 units of new single-family development, with an overall density of 3.9 dwelling units (dus) per net acre. No subdivision plats were recorded during this period. Overall, the town's housing stock gained 2 net new units, accommodating 10% of Skykomish's 2001-2022 growth target of 20 households, and leaving a target of 18 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Single-Family Permit	s Issued						
0 - 3 du/acre							
3 - 5 du/acre					0.5	2	3.9
5 - 7 du/acre		Not Ap	plicable				
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	0.5	2	3.9

Multifamily Permits Is	sued						
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

Beverapinient (tourity: 1000 2000 to 2001 2000							
SF Plats	1996-2000	2001-2005					
Net Acres	0.0	0.0					
Lots	0	0					
Lots/Acre	n/a	n/a					
SF Permits							
Net Acres	2.2	0.5					
Units	5	2					
Units/Acre	2.3	3.9					
MF Permits							
Net Acres	0.0	0.0					
Units	0	0					
Units/Acre	n/a	n/a					

Housing Units: 2001-2005	
New SF Units Permitted	2
Replacement SF Units Permitted	0
SF Units Demolished	0
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	2
Net Households (2001-2005)	2
Household Growth Target (2001-2022)	20
Remaining Target (2006-2022)	18

In 2006, the Town of Skykomish had 63 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 10 acres of land suitable for development remained with capacity for 35 housing units under current zoning. No potential for adding residential uses through redevelopment was estimated for the 2007 Buildable Lands evaluation.

Residential Land Supply and Dwelling Unit Capacity (2006) \*Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	62.8	49.1	5%	5%	20%	9.9	3.5	n/a	35
5 - 7 du/acre									
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	62.8	49.1	n/a	n/a	n/a	9.9	n/a	n/a	35
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	62.8	49.1	n/a	n/a	n/a	9.9	n/a	n/a	35

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0

Overall housing capacity for 2006 in the Town of Skykomish totaled 35 housing units. These units could accommodate an estimated 34 households, 16 more than necessary to attain the household growth target of 18 for the remainder of the planning period (2006-2022).

## Capacity (2006) vs Household Growth Target (2006-2022)

	<del></del>
Capacity (units)	
Single-Family Zones	35
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	35
Total Capacity (households)	34
Remaining Household Target (2006-2022)	18
Surplus/Deficit Capacity	16

# **NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the Town of Skykomish did not issue any permits for commercial or industrial development. During this same period, the town experienced an estimated net loss of 33 jobs. Skykomish does not have a job growth target under the Countywide Planning Policies.

## Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

**Employment Change vs Job Growth Target** 

Covered Employment in 2000 (est.)	90
Covered Employment in 2006 (est.)	57
Net New Jobs (2000-2006)	(33)
Job Growth Target (2001-2022)	n/a
Remaining Target (2006-2022)	n/a

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Taroania Totali	0.0	0.0	, 👊			0.0
Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

The Town of Skykomish did not estimate capacity for commercial growth for the 2007 Buildable Lands evaluation. Skykomish does not have a job growth target under the Countywide Planning Policies.

Employment Capacity (2006)

Vacant Land	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/ Employee (s.f.)	Job Capacity
Commercial Zones			1			
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0
Redevelopable Land Commercial Zones						
Mixed-Use Zones Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	0
Total Job Capacity	0
Remaining Job Target (2006-2022)	n/a
Surplus/Deficit Capacity	n/a

# CITY OF SNOQUALMIE

# **RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Snoqualmie issued permits for 1,198 units of new single-family development, with an overall density of 6.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.3 dus per net acre. The city also issued permits for 161 multifamily units, with an overall density of 10.1 units per net acre. Compared with the previous five-years, 2001-2005 saw a modest increase in the amount or residential development, particularly located with the Snoqualmie Ridge project. Overall, the city's housing stock gained 1,356 net new units, accommodating 78% of Snoqualmie's 2001-2022 growth target of 1,697 households, and leaving a target of 373 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 9 du/acre							
> 9 du/acre	200.3	69.8	18.3	54.1	58.1	386	6.6
Other	299.8	39.5	35.8	78.7	145.8	908	6.2
Plats Total	500.0	109.4	54.1	132.8	203.9	1,294	6.3

Single-Family Permits	s Issued						
0 - 3 du/acre					5.6	21	3.7
3 - 5 du/acre							
5 - 9 du/acre		Not Ap	plicable				
> 9 du/acre				3.2	20	6.3	
Other					185.3	1,157	6.2
SF Pmts Total	n/a	n/a	n/a	n/a	194.1	1,198	6.2

Multifamily Permits Is	ssued						
< 9 du/acre							
9 - 13 du/acre	0.3	0.0	0.0	0.0	0.3	4	13.8
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	20.0
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones	19.7	2.0	0.0	2.3	15.5	154	10.0
MF Pmts Total	20.2	2.0	0.0	2.3	15.9	161	10.1

Development Activity: 1996-2000 vs 2001-2005

Development Activity: 1996-2000 vs 2001-2005							
SF Plats	1996-2000	2001-2005					
Net Acres	220.4	203.9					
Lots	1,224	1,294					
Lots/Acre	5.6	6.3					
Permits in SF Zones							
Net Acres	28.8	5.6					
Units	56	21					
Units/Acre	1.9	3.7					
Permits in MF and MU	Zones, incl. S	noq. Ridge					
Net Acres	127.4	204.4					
Units	1,005	1,338					
Units/Acre	7.9	6.5					

Housing Units: 2001-2005	
New SF Units Permitted	1,198
Replacement SF Units Permitted	0
SF Units Demolished	(3)
MF Units Permitted	161
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	1,356
Net Households (2001-2005)	1,324
Household Growth Target (2001-2022)	1,697
Remaining Target (2006-2022)	373

In 2006, the City of Snoqualmie had 132 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 71 acres of land suitable for development remained with capacity for 116 housing units under current zoning. The city also contained 57 gross acres of redevelopable land, 8 acres of which was developable with capacity for 3 units. Capacity for an additional 2,296 units was identified in projects in the development pipeline, including further buildout of Snoqualmie Ridge. Outside the city limits, but within Snoqualmie's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels is estimated at 1,062 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) \*Does not include units in pipeline or UGA--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	96.1	37.3	0%	0%	15%	50.0	0.2	n/a	10
3 - 5 du/acre									
5 - 7 du/acre	35.7	0.0	15%	15%	15%	21.2	5	n/a	106
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	131.9	37.3	n/a	n/a	n/a	71.3	n/a	n/a	116
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	131.9	37.3	n/a	n/a	n/a	71.3	n/a	n/a	116

Redevelopable Land									
0 - 3 du/acre	57.1	47.6	0%	0%	20%	7.6	0.2	3	3
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	57.1	47.6	n/a	n/a	n/a	7.6	n/a	3	3
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	57.1	47.6	n/a	n/a	n/a	7.6	n/a	3	3

Overall housing capacity for 2006 provided by the City of Snoqualmie, including potential development on vacant and redevelopable lands within city limits, major projects in the pipeline, and future capacity in the city's UGA, totaled 3,477 units. These units could accommodate an estimated 3,376 households, 3,003 more than necessary to attain the household growth target of 373 for the remainder of the planning period (2006-2022).

### Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	119
Single-Family Capacity in Pipeline	1,252
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	1,044
Mixed-Use Zones	0
Estimated Capacity in UGA	1,062
Total Capacity (units)	3,477
Total Capacity (households)	3,376
Remaining Household Target (2006-2022)	373
Surplus/Deficit Capacity	3,003

## **NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Snoqualmie issued permits for about 105,000 sq. ft. of new commercial development on 7.8 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in commercial development. During this same period, Snoqualmie experienced an estimated net gain of 61 jobs, attaining 3% of the city's 2001-2022 growth target of 1,800 jobs and leaving a job growth target of 1,739 for the remainder of the planning period (2006-2022).

## Development Activity: 1996-2000 vs 2001-2005

1996-2000	2001-2005
17.5	7.8
260,013	105,731
0.34	0.31
11.0	0.0
176,609	0
0.37	n/a
	17.5 260,013 0.34 11.0 176,609

**Employment Change vs Job Growth Target** 

Covered Employment in 2000 (est.)	1,153
Covered Employment in 2006 (est.)	2,297
Net New Jobs (2000-2006)	1,144
Job Growth Target (2001-2022)	1,800
Remaining Target (2006-2022)	656

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	7.8	0.0	0.0	0.0	7.8	341,075	105,731	0.31
Industrial								
Non-Residential Total	7.8	0.0	0.0	0.0	7.8	341,075	105,731	0.31

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	5.0	2.0	5%	5%	15%	2.3
Mixed-Use Zones						
Industrial Zones	3.7	0.0	5%	5%	15%	2.9
Vacant Total	8.7	2.0	n/a	n/a	n/a	5.2

Redevelopable Land						
Commercial Zones	9.6	0.9	5%	5%	20%	6.3
Mixed-Use Zones						
Industrial Zones	10.4	0.2	5%	5%	20%	7.4
Redevelopable Total	20.1	1.1	n/a	n/a	n/a	13.6

In 2006, the City of Snoqualmie had 8.7 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 5.2 acres of land suitable for development remained with capacity for 168 jobs under current zoning. The city also contained 20.1 gross acres of redevelopable land, 13.6 net acres of which was developable with capacity for 514 jobs. Capacity for an additional 220 jobs was identified in significant projects in the development pipeline. Overall, Snoqualmie had capacity for 901 jobs, 245 more than necessary to attain the city's growth target of 656 for the remainder of the planning period (2006-2022).

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/ Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	99,944	.356	n/a	42,793	400-600	95
Mixed-Use Zones						
Industrial Zones	124,715	0.35	n/a	43,650	600	73
Vacant Total	224,659	n/a	n/a	86,443	n/a	168

Redevelopable Land						
Commercial Zones	273,169	.356		148,918	450-500	326
Mixed-Use Zones	0					
Industrial Zones	321,307	0.35		112,457	600	187
Redevelopable Total	594,476	n/a	0	261,376	n/a	514

Capacity (jobs)	
Commercial Zones	421
Mixed-Use Zones	0
Industrial Zones	260
Capacity in Pipeline	220
Total Job Capacity	901
Remaining Job Target (2006-2022)	656
Surplus/Deficit Capacity	245